

**Members Present:** Jason Heyer, Martha Varney, Michelle Dufresne & Claude Rainville

**Public Present:** Amber Soter, Z.A., Donna Meunier

## GENERAL MINUTES:

**7:00 PM- J. Heyer** called the meeting to order.

**7:05 PM Request of Roger and Donna Meunier** for an Administrative Review Hearing for a 2-lot subdivision located at 2117 Main Street (Parcel ID MA2117). The property is in the Rural District. The applicant has requested Administrative Review Approval in accordance with all applicable Sections of the Fairfax Development Regulations adopted February 14, 2011 and Amendment adopted August 15, 2011, September 29, 2014 and September 19, 2016.

**7:05 PM- J. Heyer** called the Hearing. Introductions were made, the warning was read, and parties were sworn in.

Amber Soter described that the Meuniers would like to subdivide off an approximate 2.8 acre parcel from her parcel that contains a previously constructed Storage Unit Facility. The remaining parcel will remain agricultural. There was discussion to add deferral language on the map and deed to insure that if residential development is to occur on the remaining parcel, DRB review will be required.

**7:28 PM M. Dufresne** made a motion to accept the Zoning Administrators recommendation to approve the 2 Lot Subdivision with conditions. **M. Varney 2<sup>nd</sup>**. All in favor.

**7:30 PM M. Varney** made a motion to allow any available DRB member to come and sign the Meunier Mylar when it is ready. **C. Rainville 2<sup>nd</sup>**. All in favor.

**7:35 PM M. Varney** made a motion to approve the General and Hearing Minutes from April 10, 2018. **M. Dufresne 2<sup>nd</sup>**. All in favor.

**7:45 PM-** General DRB discussion.

1. West Street Rd; Driveway relocation on the Rocheleau property. It was determined that a site plan revision would be needed due to the extent of the changes to the current site plan.
2. Pleasant Woods parking lot; they would like to define the spaces and create more guest spots. The DRB stated this wasn't in their jurisdiction as all they are doing is spray painting and it is up to the association.
3. Hakey property- she had to change the boundaries due to septic placement. The DRB stated she would need to do a boundary adjustment because the hearing was closed and plan approved.
4. Zaremba Property Site Plan- Discussion about the rear elevation and the mechanical equipment, why not door by the loading dock?, DRB wants a crosshatch across Colonial Rd and 104, what is the reason for not wanting children crossing sign in addition to stop sign? (concession for the residents), cut sheet needed on bench, private road sign, some additional landscaping changes will be requested.

**8:45 PM – M. Varney** made a motion to adjourn. **C. Rainville 2<sup>nd</sup>**. All in favor.

Respectfully submitted,

Amber Soter, Zoning Administrator, DRB & Planning Commission Coordinator

**Signed:** \_\_\_\_\_ **Date:** \_\_\_\_\_

For the Development Review Board

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*These draft minutes are unofficial until approved at the next regularly scheduled meeting. All motions were unanimous unless otherwise indicated.*